



DISABILITY AND COMMUNICATION ACCESS BOARD

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INTERPRETIVE OPINION

Pursuant to §103-50, Hawaii Revised Statutes (HRS), all buildings and facilities constructed by, or on behalf of the State or any county, shall conform to the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and amendments. In accordance to HRS §103-50 and Chapter 11-217, Hawaii Administrative Rules, the Disability and Communication Access Board has authority to issue interpretive opinions to HRS §103-50 design standards.

Docket: **DCAB 2002-10:** Interpretive Opinion on RHAG 13.3.2(13)(d) Minimum Requirements – Patios, Terraces, and Balconies, and clarification of AAC 96-09, Interpretive Opinion on RHAG 13.3.2(13)(d). Can there be an exception to allow higher door thresholds or a change in level to prevent water damage of the unit? [Reference ADAAG 9.2.2(6)(d) Minimum Requirements for Accessible Units, Sleeping Rooms and Suites, EXCEPTION]

Summary: DCAB is aware of the problem of water infiltration along exterior door thresholds at patios, terraces, and balconies. The problem can be solved by selecting the appropriate design, products, and construction methods. There are manufactured products and designs, that when constructed and installed correctly, provide excellent protection from water infiltration.

When a special threshold condition at patios, terraces or balconies requires heights greater than allowed by the RHAG, an equivalent or greater accessible design may be used. Approval for the use of the design for the specified condition shall be sought through a request for a site specific alternate design from DCAB.

Ruling: For buildings or facilities subject to HRS § 103-50,

RHAG 13.3.2(13)(d) Minimum Requirements – Patios, Terraces, and Balconies

There is no exception to allow a higher door threshold or a change in level at patios, terraces, or balconies.

Where a special design for specific conditions does not comply with these guidelines, a site specific alternate design may be sought to prove that equivalent or greater accessibility is provided.

[Amend: 10/02] [Rul: 2/96;AAC96-09] (Auth and Imp: HRS §103-50)

If you have any questions or comments regarding this ruling, please call us at 586-8121.

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